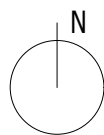




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(0)01	TITLE PAGE
(0)11	EXISTING SITE AND DEMOLITION PLAN
(0)12	PROPOSED SITE PLAN
(0)13	PROPOSED COVERAGE PLAN
(1)01	GROUND FLOOR REFERENCE PLAN
(1)02	FIRST FLOOR REFERENCE PLAN
(1)03	SECOND FLOOR REFERENCE PLAN
(1)04	ROOF PLAN
(2)01	SOUTH ELEVATION
(2)02	NORTH ELEVATION
(2)03	EAST ELEVATION
(2)04	WEST ELEVATION
(2)11	SECTION A
(2)12	SECTION BB
(2)13	SECTION CC
(2)14	SECTION DD



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PROJECT
ARNEY ROAD RESIDENCE
42 ARNEY ROAD, REMUERA
AUCKLAND

CLIENT
YINHUAN SUN & HAIYAN CHENG

CONSULTANTS
PLANNER: BARKER & ASSOCIATES
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TITLE PAGE

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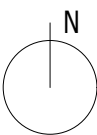
1 LOCATION PLAN
(2)01 SCALE: 1 : 1000 @ A1

PLANNING CONTROLS

ADDRESS: 42 Arney Road, Auckland
ZONE: Single House Zone,
Special Character Area – Residential Isthmus B overlay
SITE AREA: 1672m²
NET SITE AREA: 1519m² (excl. Entrance Strip - 153m²)

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CONTROL	SINGLE HOUSE ZONE	SPECIAL CHARACTER RESIDENTIAL B	PROPOSED
BUILDING HEIGHT	8.0m	8.0m	Refer ELEVATIONS & SECTIONS
HEIGHT IN RELATION TO BOUNDARY	2.5m + 45 degrees	3.0m + 45 degrees	Refer ELEVATIONS & SECTIONS
YARDS	Rear - 1.0m	Rear - 3.0m	Refer PLANS, ELEVATIONS & SECTIONS
MAXIMUM IMPERVIOUS AREA	60% max. of site area (1003m ²)	-	1081m ² (64.6%) - BUILDING COVERAGE + DRIVEWAY + PAVED AREAS - Refer PLANS
BUILDING COVERAGE	35% max. (532m ²)	25% max. (380m ²)	481m ² (31.7%) - HOUSE + GARAGE (Excl. Eaves) - Refer PLANS
LANDSCAPED AREA	40% min. (608m ²)	50% min. (760m ²)	486m ² (32.0%) - Refer PLANS
MAXIMUM PAVED AREA	-	25% max. (380 ²)	492m ² (32.4%) - DRIVEWAY + PAVED AREA - Refer PLANS
FENCES	Rear - 2.0m high max.	1.2m high max.	Refer PLANS, ELEVATIONS & SECTIONS



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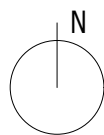
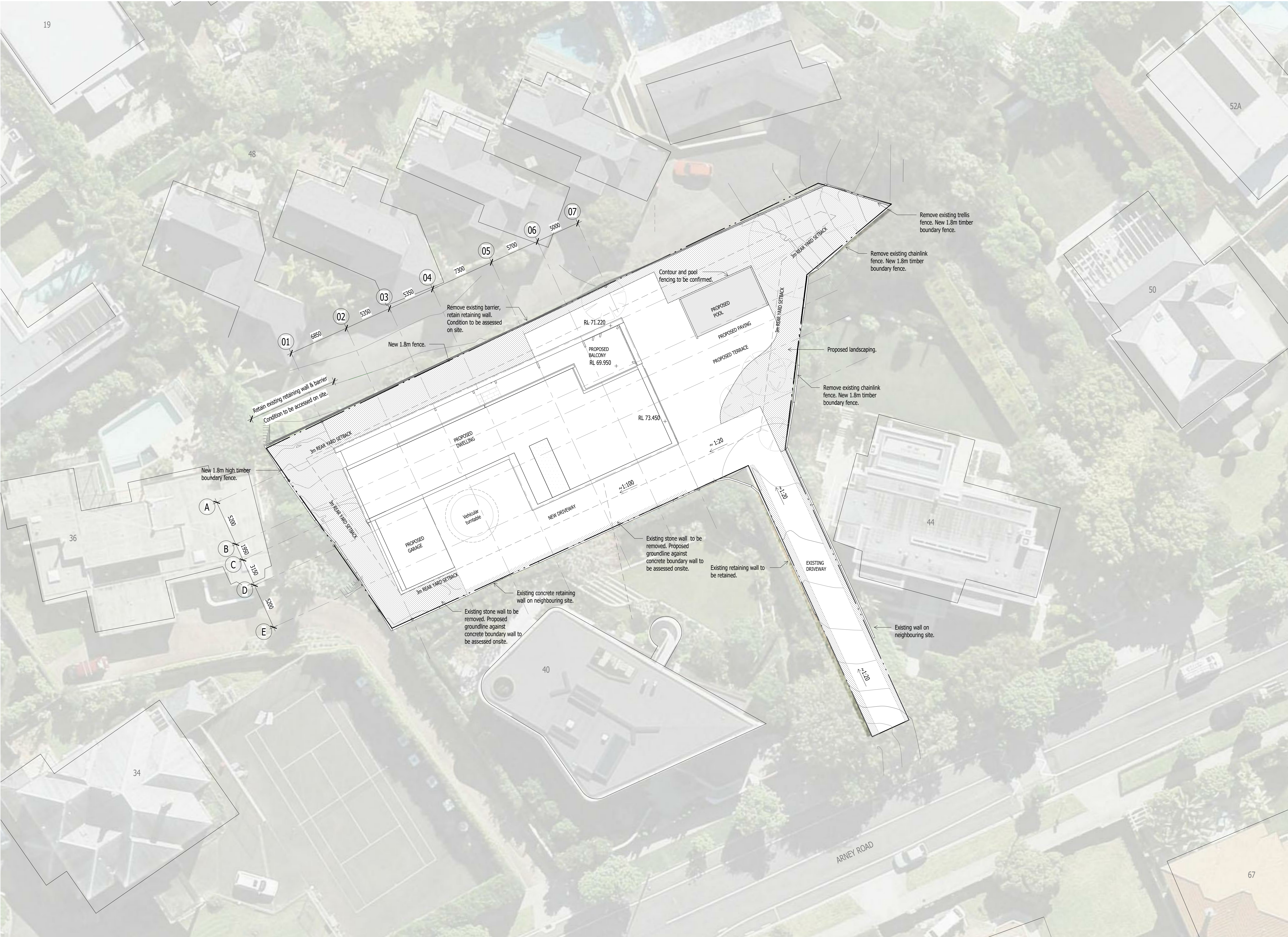
EXISTING SITE AND DEMOLITION PLAN

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CONSULTANTS
PLANNER: BARKER & ASSOCIATES
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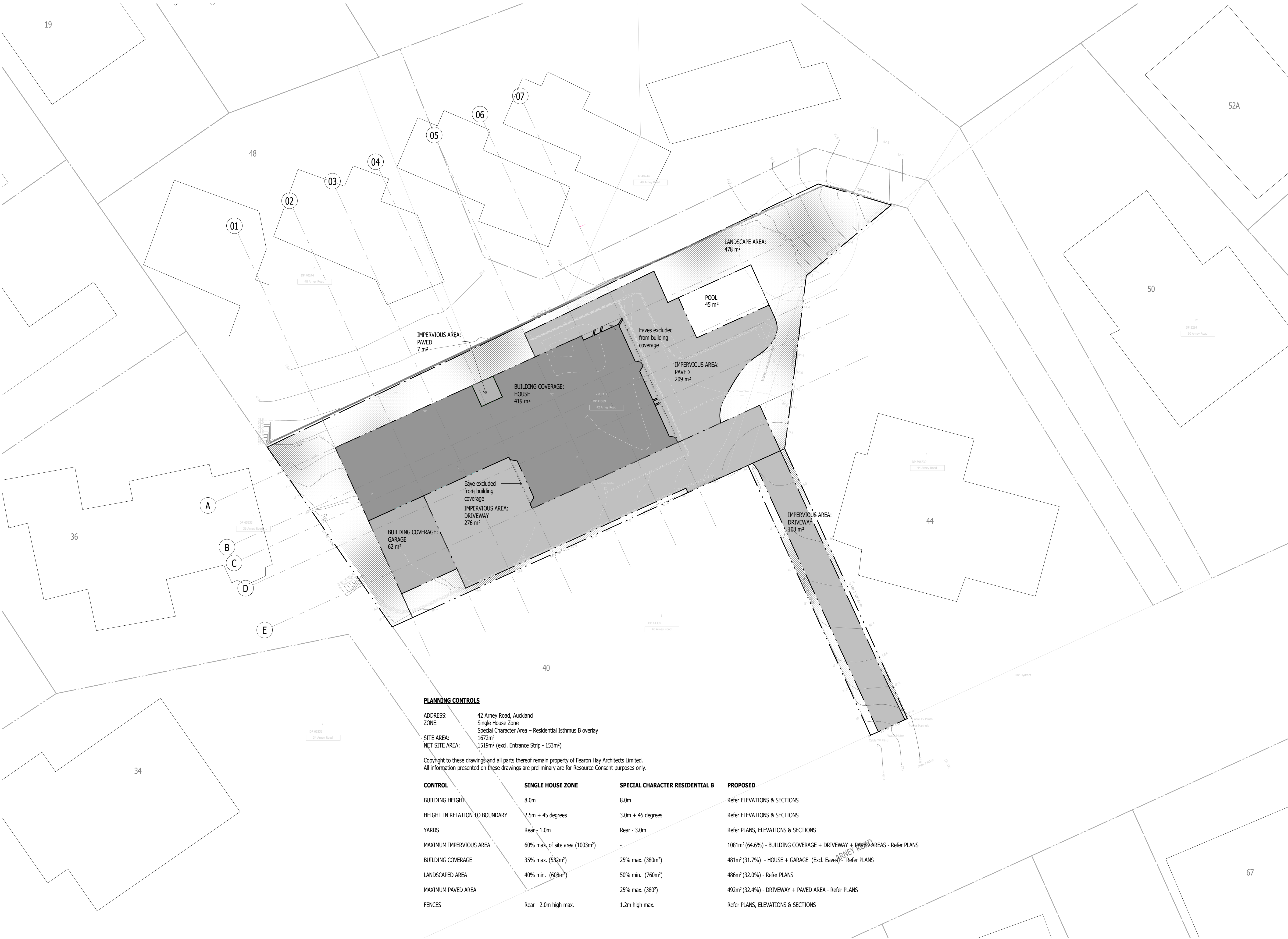
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PROPOSED SITE PLAN

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Date	Issue Date
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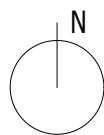
PLANNING CONTROLS

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Special Character Area – Residential Isthmus B overlay
SITE AREA: 1672m²
NET SITE AREA: 1519m² (excl. Entrance Strip - 153m²)

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BUILDING HEIGHT	8.0m	8.0m
HEIGHT IN RELATION TO BOUNDARY	2.5m + 45 degrees	3.0m + 45 degrees
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MAXIMUM IMPERVIOUS AREA	60% max. of site area (1003m²)	-
BUILDING COVERAGE	35% max. (532m²)	25% max. (380m²)
LANDSCAPED AREA	40% min. (608m²)	50% min. (760m²)
MAXIMUM PAVED AREA	-	25% max. (380²)
FENCES	Rear - 2.0m high max.	1.2m high max.

PROPOSED
Refer ELEVATIONS & SECTIONS
Refer ELEVATIONS & SECTIONS
Refer PLANS, ELEVATIONS & SECTIONS
1081m² (64.6%) - BUILDING COVERAGE + DRIVEWAY + PAVED AREAS - Refer PLANS
481m² (31.7%) - HOUSE + GARAGE (Excl. Eaves) - Refer PLANS
486m² (32.0%) - Refer PLANS
492m² (32.4%) - DRIVEWAY + PAVED AREA - Refer PLANS
Refer PLANS, ELEVATIONS & SECTIONS



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DRAWING TITLE
PROPOSED COVERAGE PLAN

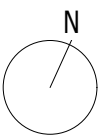
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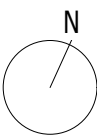
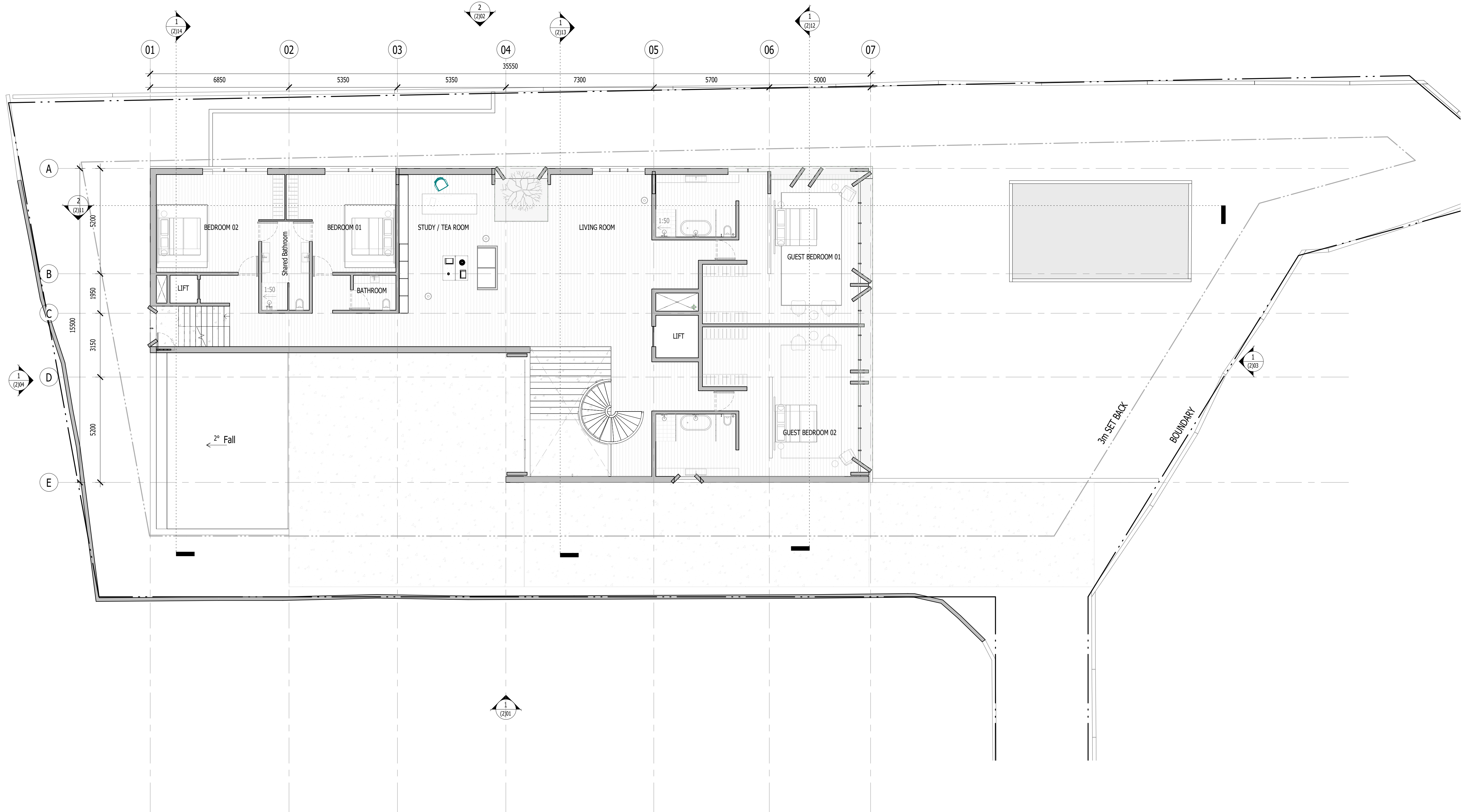
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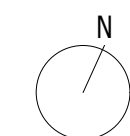
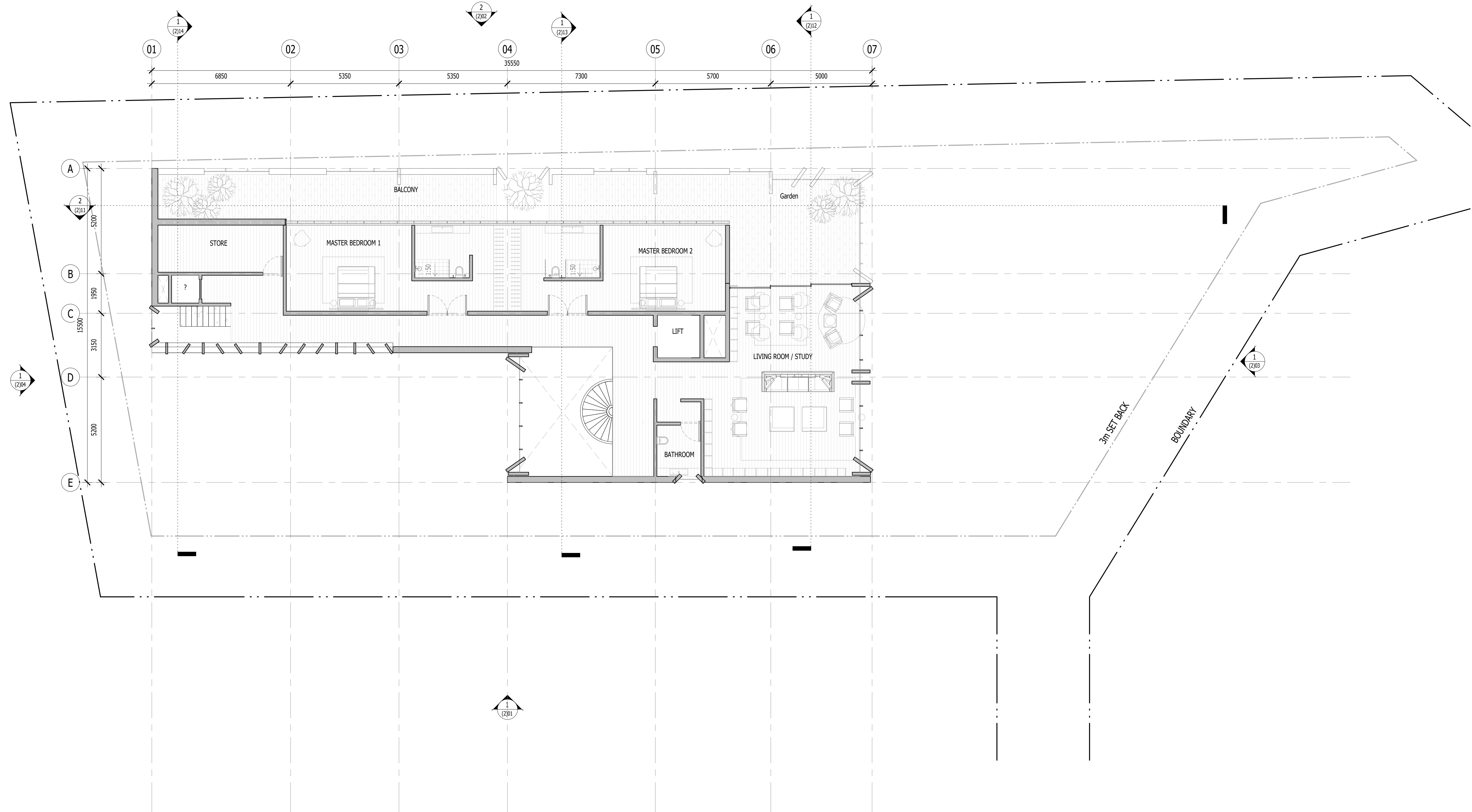
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FIRST FLOOR REFERENCE PLAN

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Date	Issue Date
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DRAWING TITLE
SECOND FLOOR REFERENCE PLAN

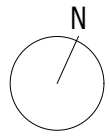
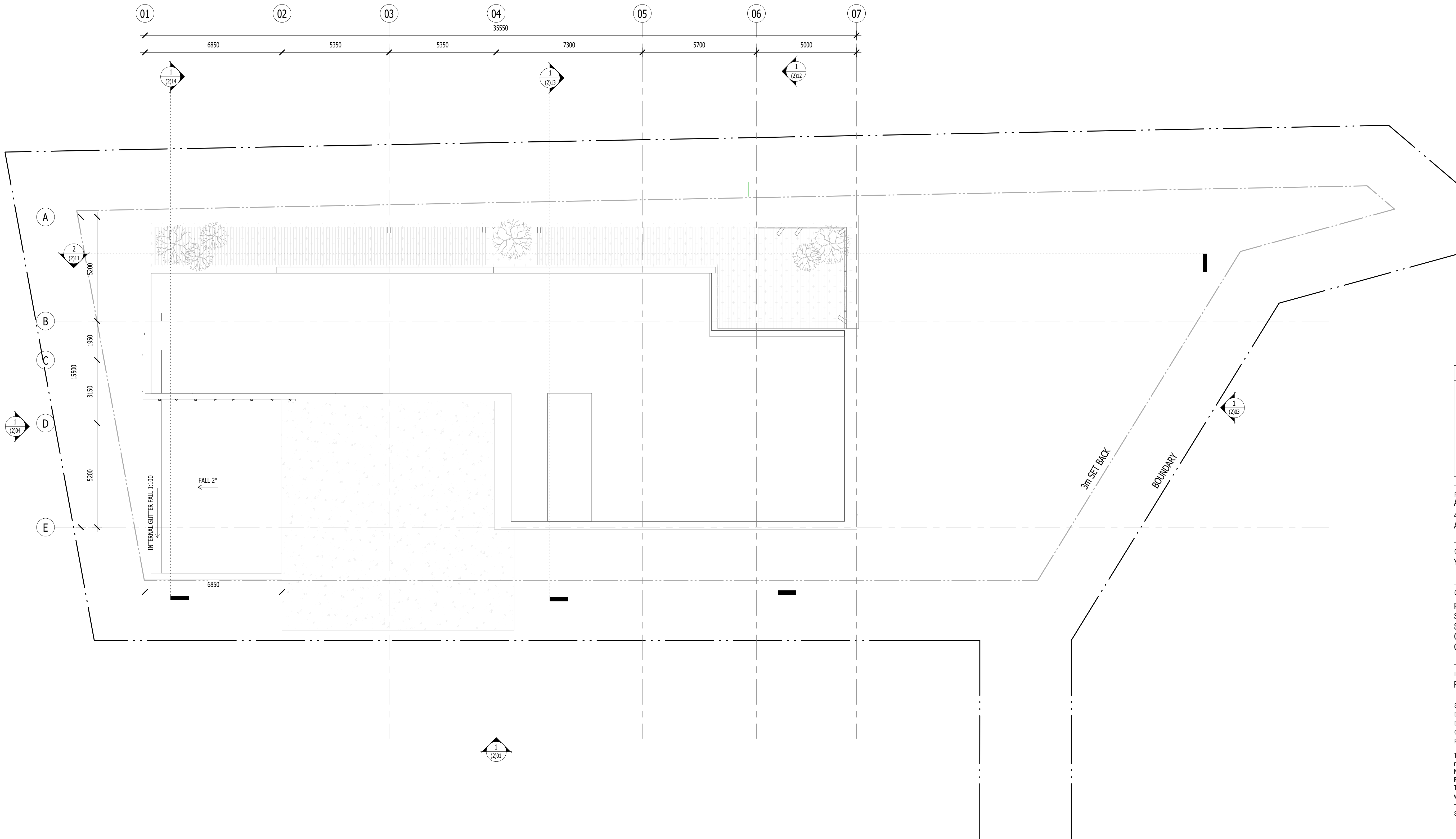
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CIVIL:
GEOTECH: ORMISTONS

DRAWING TITLE
ROOF PLAN

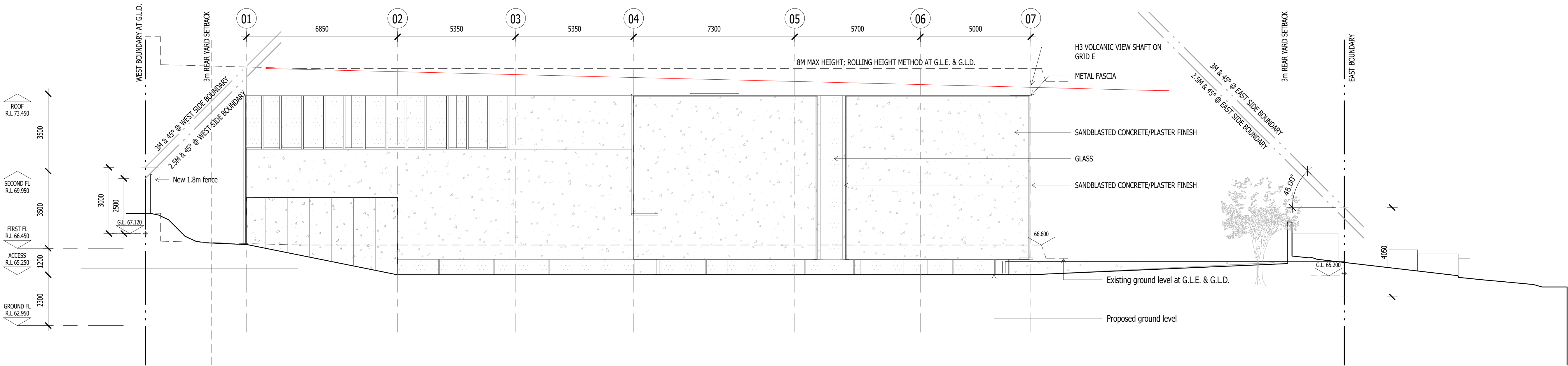
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1	SOUTH ELEVATION
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DRAWING TITLE
SOUTH ELEVATION

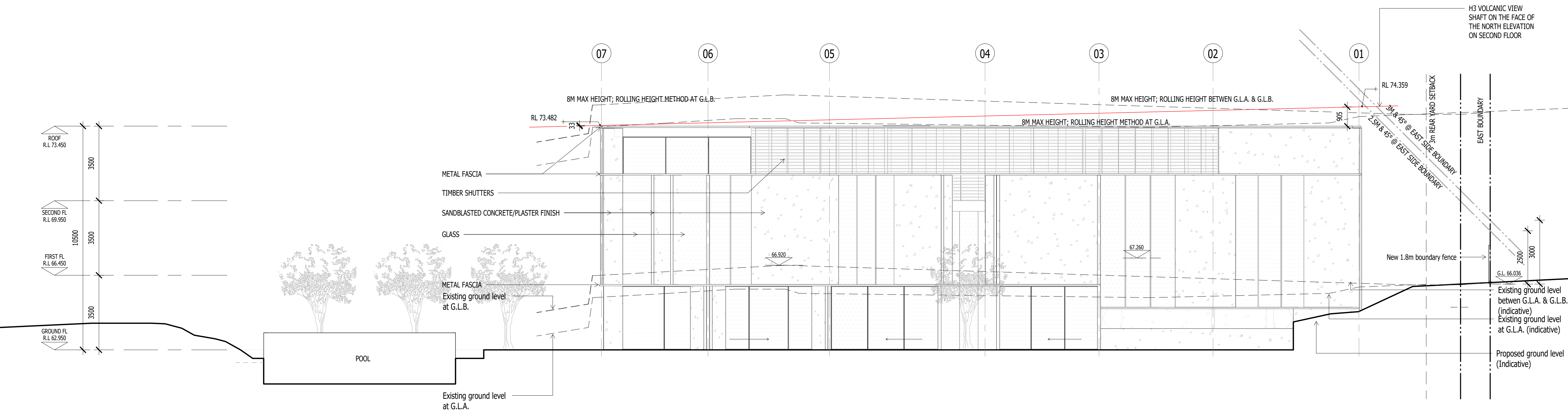
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NORTH ELEVATION

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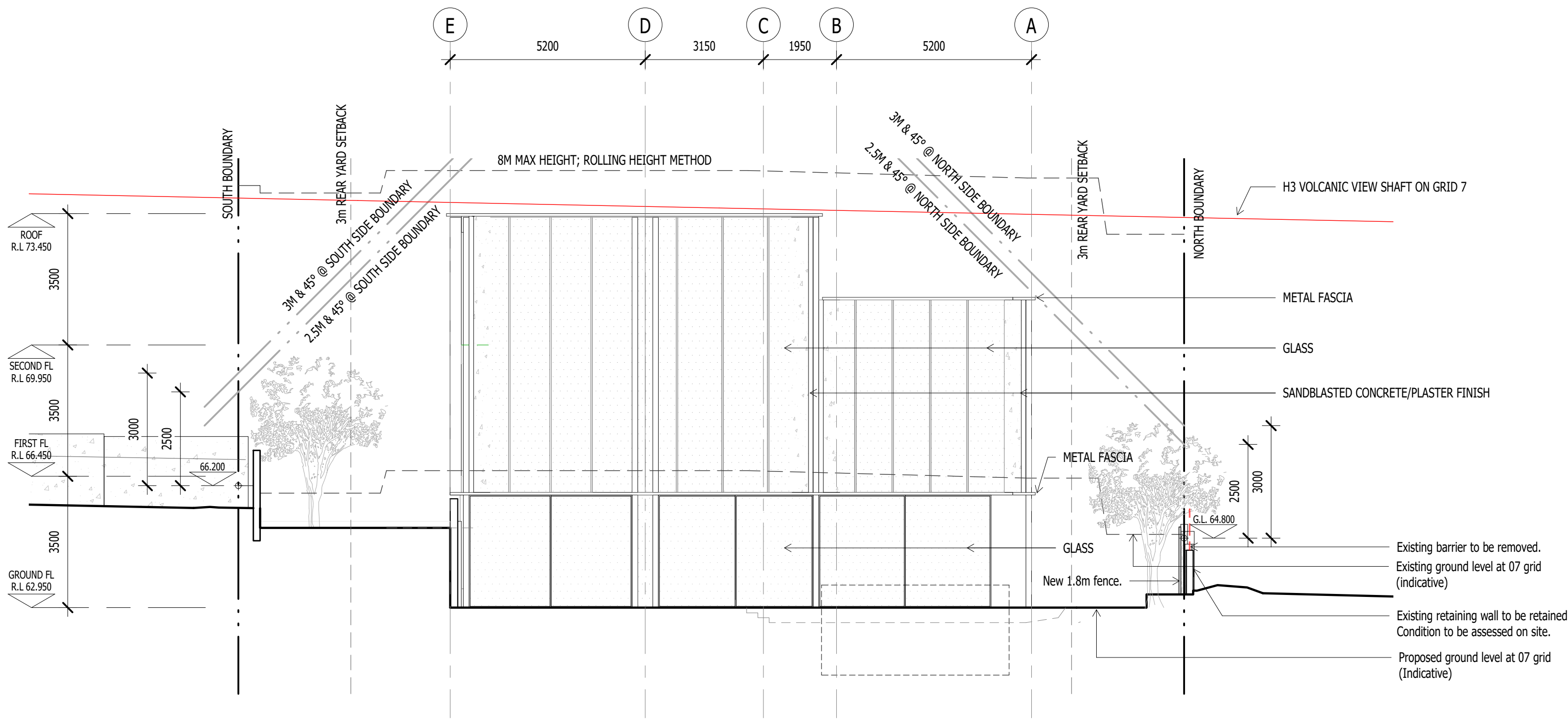
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EAST ELEVATION

(1)01

SCALE: 1 : 100 @ A1



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EAST ELEVATION

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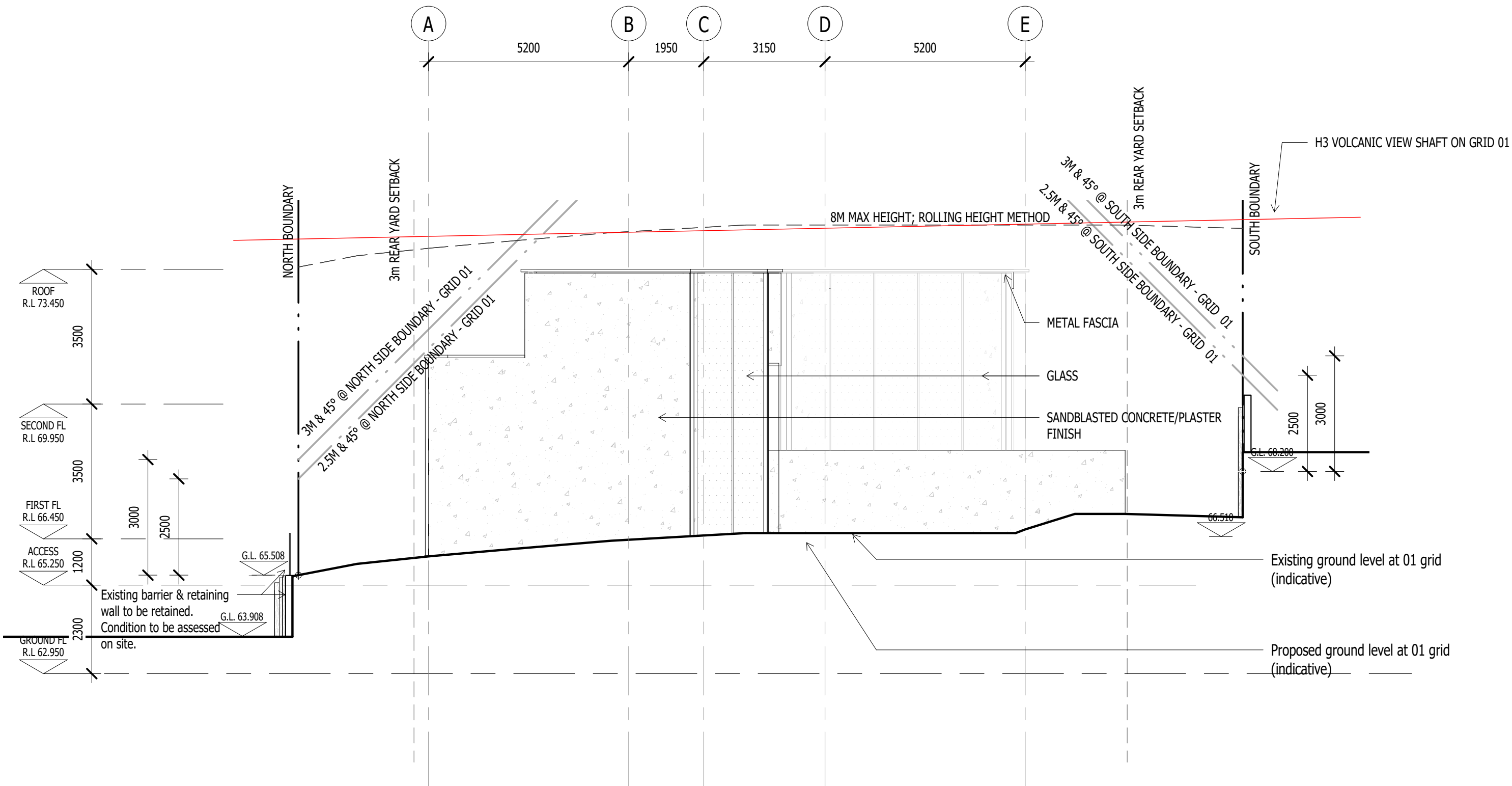
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WEST ELEVATION

(1)01

SCALE: 1 : 100 @ A1



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DRAWING TITLE
WEST ELEVATION

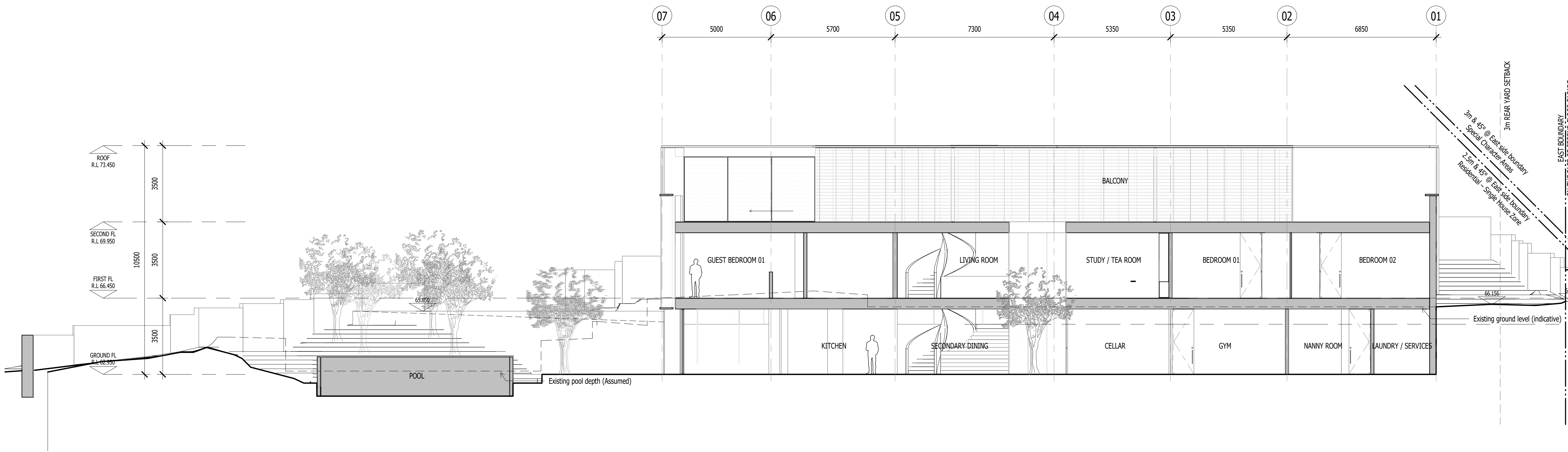
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2 SECTION AA
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DRAWING TITLE
SECTION A

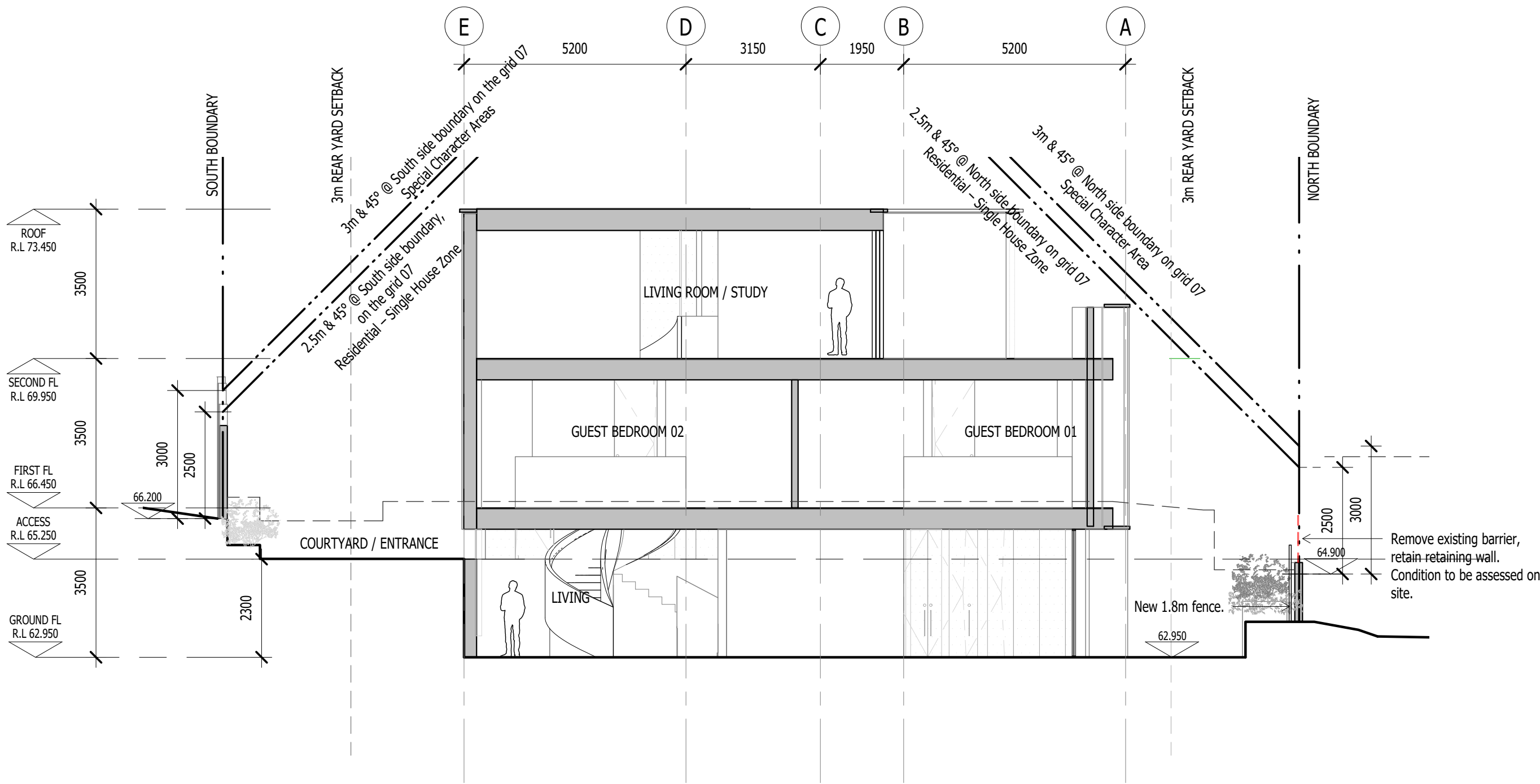
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1 SECTION BB
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SECTION BB

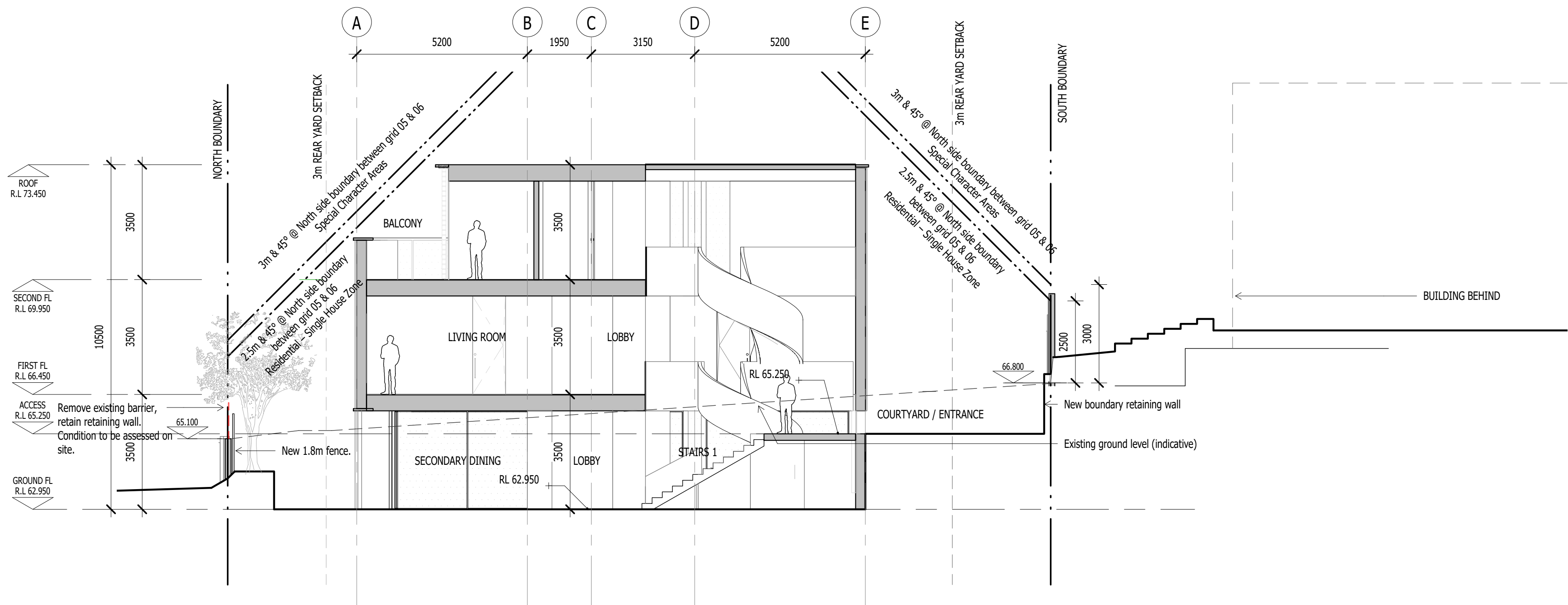
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1 SECTION CC
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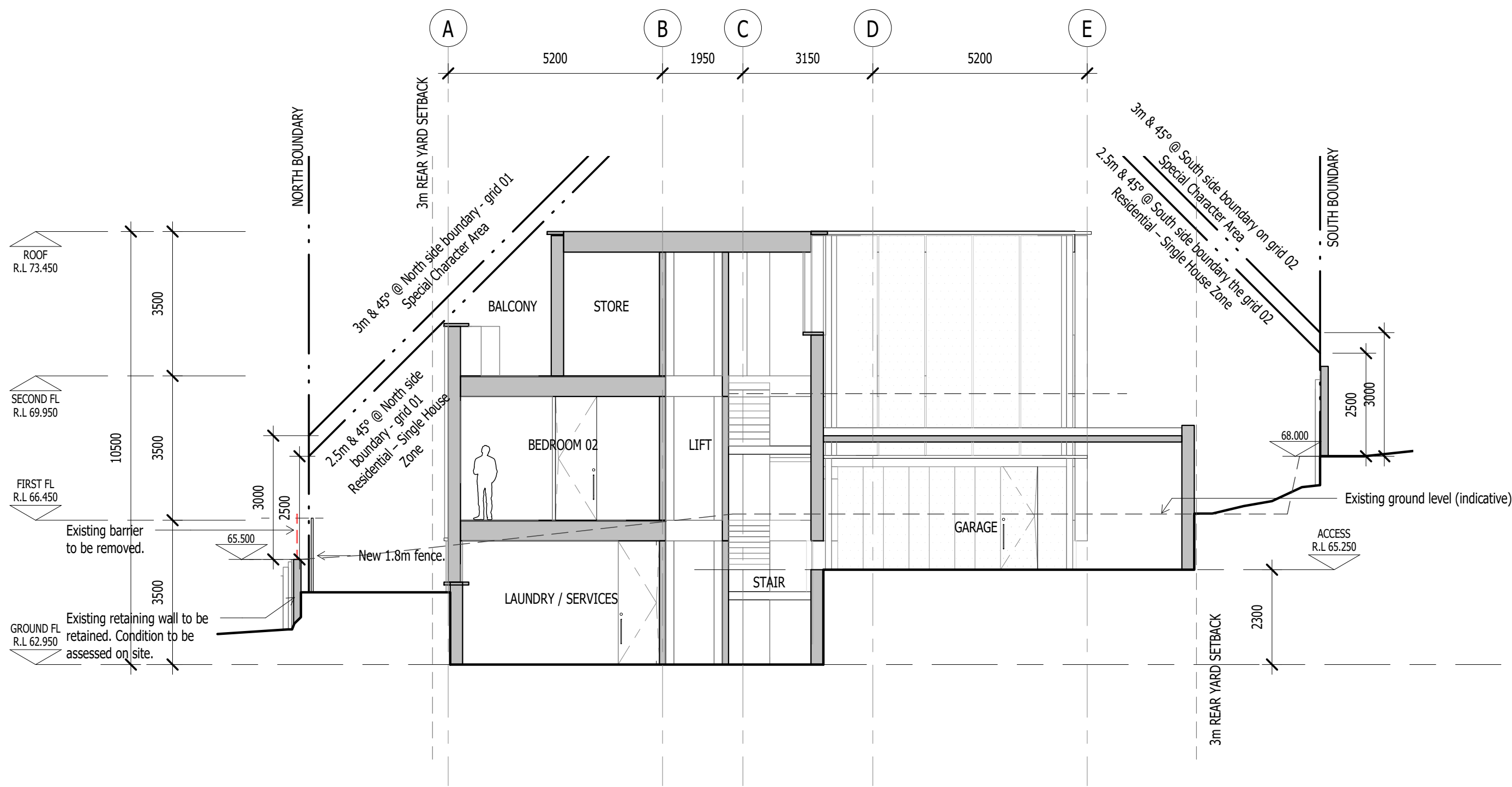
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1 SECTION DD
(1)01 SCALE: 1 : 100 @ A1

PRELIMINARY DESIGN

REV	DATE	DESCRIPTION
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B	28.08.2020	FOR COORDINATION
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PROJECT
ARNEY ROAD RESIDENCE
42 ARNEY ROAD, REMUERA
AUCKLAND

CLIENT
YINHUAN SUN & HAIYAN CHENG

CONSULTANTS
PLANNER: BARKER & ASSOCIATES
SURVEYOR: ENVIVO
STRUCTURAL: SULLIVAN HALL
CIVIL:
GEOTECH: ORMISTONS

DRAWING TITLE
SECTION DD

Scale	1 : 100@A1
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